



MORONGO INDUSTRIAL PARK - FINAL PHASE

16,460 SF BUILDINGS FOR SALE

100% LOAN ASSUMPTION



15850 LITTLE MORONGO RD, DESERT HOT SPRINGS, CA

FEATURES

- 100% Loan Assumption to Purchase Building
- \$2 Million Revenue Based Financing to Fund Build Out
- (7) - 16,460 SF Buildings Available in Final Phase
- Brand New Construction
- Heavy Power - 1,600 AMPS 3 Phase 480V
- Low POA Including 24-hr Security: \$0.27/SF
- No Manufacturing Tax in Desert Hot Springs
- Tenant Improvement CAD Plans Available
- Convenient 1-10 Access To Serve Southern California
- Developer Applied for a Micro Business License (Type 12) in August and is Included in the Sale of Building

ASKING PRICE: \$3,640,587 (\$221/SF)

REDUCED FROM: \$4,200,000 (\$255/SF)



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MORONGO INDUSTRIAL PARK

SITE PLAN & PROJECT OVERVIEW



Project Overview

Morongo Industrial Park is a new state of the art project being developed to offer the ultimate business environment for cannabis cultivation and manufacturing. Located in the Light industrial district of Desert Hot Springs, CA, with convenient I-10 access to serve all of Southern California this development has an approved Conditional Use Permit for unlimited cultivation, manufacturing, processing, and meets all

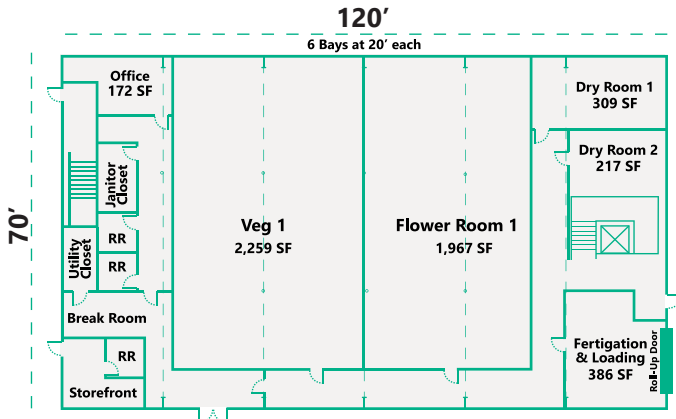
requirements for CA state cannabis business licensing. Morongo Industrial Park features 25 free standing buildings totaling 422,731 SF. The business park provides the ultimate opportunity for a business owner to own and operate a new cutting edge facility without the expense or timely process of developing and building on raw land.

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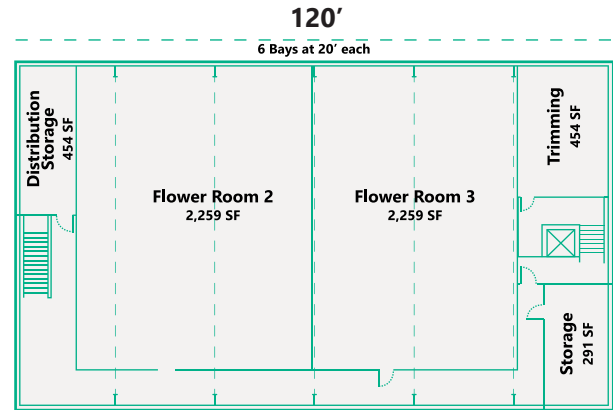
Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

MORONGO INDUSTRIAL PARK

BUILDING PLANS & PRICING INFO



FIRST FLOOR



SECOND FLOOR

BUILDING INCLUDES

- **Refrigerator-Type Insulated Wall and Roof Panels**
 - R25 Wall Insulation
 - R41 Roof Insulation
- **Finished Interior Wall Panels**
- **Fire Sprinklers**
- **Ceiling Heights: 1st Floor:**
Min 12'3", 2nd Floor: 12'-14'
- **Heavy Power - 1,600 AMPS 3 PHASE 480V**
- **Loading Bay w/ 12' Overhead Door**
- **Solar Power Load Ready Roof System**
- **Shaft ready, Industrial Elevator/Freight Lift**
- **Custom Steel Fabrication**

SITE AMENITIES

- **Land Use Zoning:** I-L (Light Industrial, Allows Cultivation & Manufacturing)
- **APN:** 665-080-012,013
- **Utilities:**
 - Electric: Southern Cal Edison
 - Power - 480V 3 Phase | 1600 Amps
 - Switchgears Installed At Each Building
 - Water: City Water and Advanced Treatment Sewer System
- **Highest and Best Use:** Cannabis Cultivation, Manufacturing and Distribution
- **POA:** \$4,444.20 (\$0.27/SF Estimate) Includes 24-Hr Security
- **CUP #25-17:** City CUP Cultivation Permit Included With Purchase Compliant with Desert Hot Springs Business Requirements
- **State Cannabis Licenses:** Developer Applied for a Microbusiness License (Type 12) in August and is Included in the Sale of Building

FINANCIAL MODELING

TYPE	SIZE	PRICE	PRICE SF	ADDITIONAL TERMS
Building Purchase	16,460 SF	\$3,640,587	\$221	<p>Loan Assumption \$3,640,587@ 15% Interest Only (36 Months Term w/Two, 6 Month Extension Options (6 Month interest reserve included in \$2m revenue-based financing)</p> <p>Buyer Closing Costs: \$425,000 Seller Commitment Fee Non Refundable Loan Assumption Fee Real Estate Commission</p>
Revenue Share Program to Cover The Build Out		\$2,000,000	\$122	<p>\$2M Loan Payable with Revenue Based Financing beginning in month 13 and payable over a 36 month term</p>



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FINAL PHASE INFORMATION

Cannabis Zones

- Palm Springs
- Desert Hot Springs

SITE

B-8 B-10 B-12 B-14
B-7 B-9 B-11

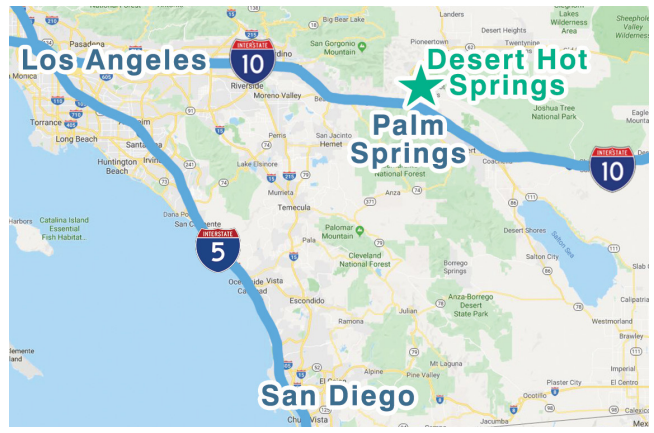
Tenant Logos: MedMen, instaJane, DESERT UNDERGROUND, Jeeter, HOTBOX, Pabst Blue Ribbon, CANNDESCENT CALIFORNIA, FLYING DUTCHMAN CANNABIS, hey high, growpacker, COACHELLA, REBEL COAST, Leafy Jungle, THEPLANT, RADICLE POINT, New Green Acres, LLC Cannabis grow facility, FIELDS OF LIGHT, Vibe, BETWEEN THE SPRINGS, KINGS GARDEN, GOLD FLOKA, BARS.

Roads: Indian Canyon Dr., Little Morongo Rd., Dillon Rd, 18th Ave, 19th Ave, 20th Ave



Location: Desert Hot Springs is in Riverside County and is one of nine cities that make up the Coachella Valley. (Palm Springs, Desert Hot Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, and Coachella) The Coachella Valley is the ultimate work/play destination because it is famous for its year-round sunshine, idyllic quality of life powered by tourism and agriculture, and is quickly becoming known as the 'Napa Valley' of cannatourism. This bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. There's no finer place to live, work, and play.

CLICK OR SCAN THE QR CODE FOR PROPERTY DIRECTIONS TO MORONGO INDUSTRIAL PARK



VICINITY MAP

For More Information Visit: CalCannabisRealtors.com/business-parks/morongo-industrial-park



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